Peter David Properties Ltd

Residential Sales and Lettings

126 Lindley Moor Road

Lindley, Huddersfield, HD3 3RN

Offers in the region of £375,000

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Entrance Porch
Enter this fabulous property through a composite door into a light and welcoming entrance porch with PVCu frosted glass panels to each side , there is an additional PVCu window to the side aspect. There are ornate, contemporary tiles to the floor and PVCu double glass doors leading through into the reception hall.

Reception Hallway
A well appointed reception hall with a grey carpet flowing throughout. Oak doors lead into the open plan kitchen/living/dining area, all bedroom and the house bathroom. This spacious hallway also boasts a designer radiator.

Open Plan Living/Kitchen/Diner
This superb open plan living/kitchen/diner truly is the hub of the home. The kitchen has contrasting solid oak cream and grey matching wall and base units, white granite worksurfaces, tiled splashbacks and ceramic tiled flooring. Taking pride of place is the central island with seating for two people. Integrated appliances comprise of a range master cooker with gas hob in a feature setting, range master extractor fan, a fridge freezer and a wine cooler. Benefiting from a Belfast sink There is ample space for a dining table and the living area is spacious and contemporary with a multi-stove fire taking centre stage. This is truly a wonderful place to entertain and relax in. Natural light flows in through PVCu windows to the rear side and velux windows to the roof. PVCu patio door lead into the rear garden.

Master Bedroom
A luxurious large double bedroom with floor to ceiling fitted wardrobes and PVCu window to the front aspect.

En-Suite
A partially tiled en-suite shower room with a PVCu frosted window to the side aspect The room has a WC, a wash basin set in a vanity unit and a large double shower cubicle with a multi functioning waterfall shower. Again there has been no compromise on quality with the ceramic tiling and a chrome designer radiator.

Bedroom Two
A second large double bedroom with fitted mirrored wardrobes and PVCu window to the front aspect.

Bedroom Three
A third double bedroom with a PVCu privacy window to the side aspect.

House Bathroom
A stylish and contemporary partially tiled house bathroom with a WC, wash basin set in a vanity unit, a bath and a large double shower cubicle. A designer radiator, ceramic tiled flooring and a mirrored cabinet adds a luxurious finish.

Exterior
Externally this property sits on a large plot with gardens to both the front and rear. To the front there is a large lawn with established beds and mature shrubs. A tarmac driveway (with parking for up to 4 cars) which leads to the integral garage and gravelled area and a flagged stone pathway surrounds the bungalow. To the rear the property offers an excellent degree of privacy in this beautiful enclosed garden which offers a large stone flagged patio with glass balustrade a large lawn with various seating areas, established beds with mature shrubs and perennial plants and rockeries. A summerhouse is situated at the bottom of the garden with a decked area providing an ideal space to relax and unwind.

Garage
An integral garage which has been renovated into a utility room with laminate flooring, matching wall and base units, laminate worksurface and tiled splashbacks, There is

stainless steel sink and drainer and space for three free standing appliance one of wish is plumbed for a washing machine.

FREEHOLD

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

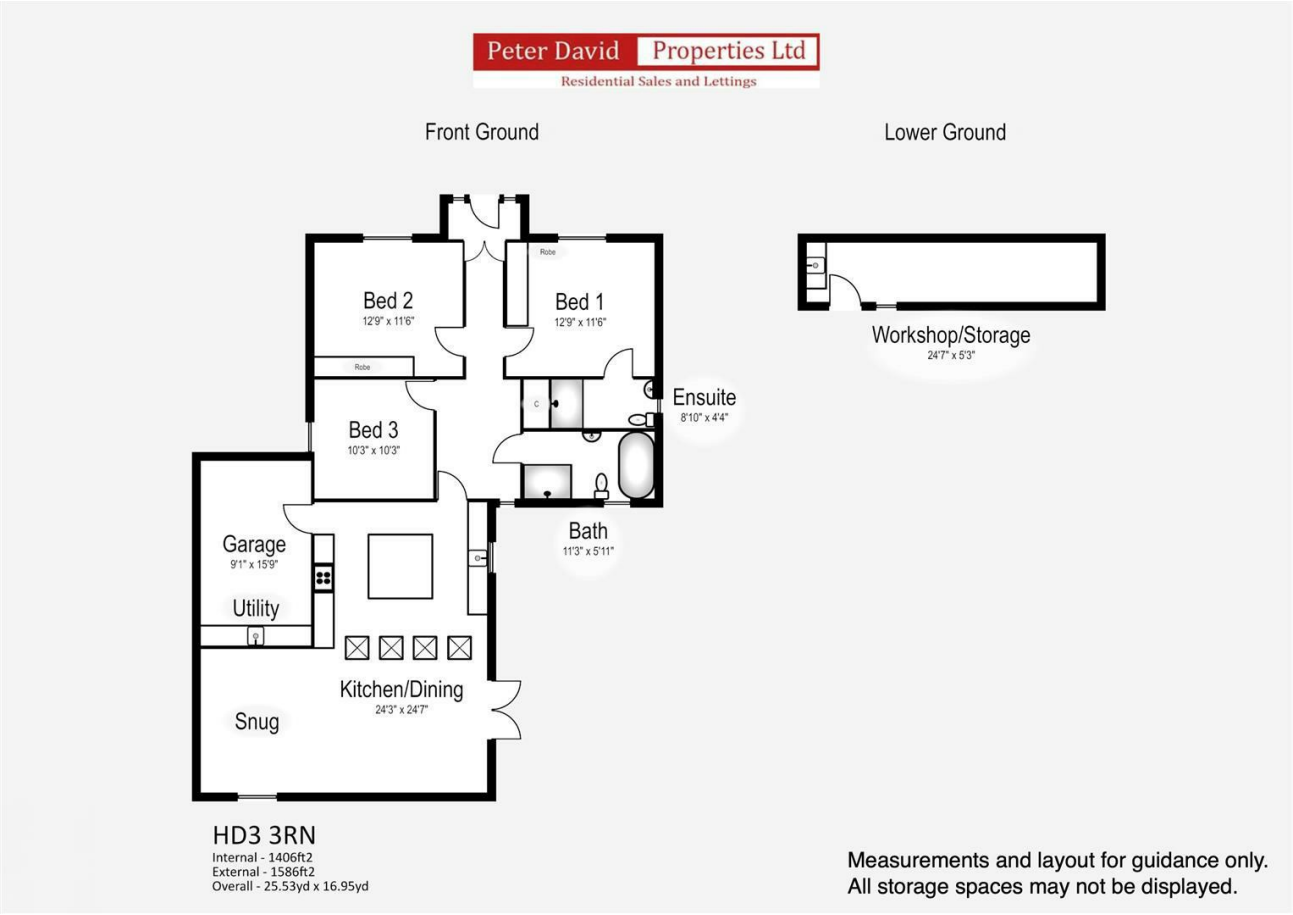
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

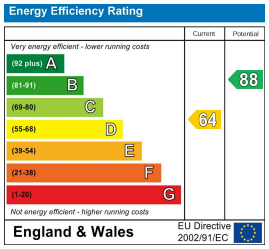
Floor Plan

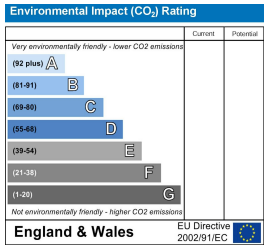


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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